

81-0-10V

011322

WARRANTY DEED
(JOINT TENANCY)TRANSFER
TAX
PAID

4005877

75-5

WE, ROBERT CRAIG and JO-LYN CRAIG, husband and wife, of China Kennebec County, Maine, for consideration paid, grant to CARL G. DIXON, Jr. and MARIE A. DIXON of Benton, Kennebec County, Maine, and whose mailing address is 139 Benton Neck Road, Benton with warranty covenants in joint tenancy and not as tenants in common, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

A CERTAIN LOT or parcel of land with the buildings thereon situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows; to wit:

BEGINNING on the westerly side of College Avenue at the southeast corner of land now or formerly of Alphonse Michaud; thence running westerly along the southerly line of said Michaud land one hundred (100) feet; thence southerly at right angles and parallel with said College Avenue thirty-nine (39) feet to land now or formerly of Joseph McAleer; thence easterly along the northerly line of said Joseph McAleer land one hundred (100) feet to said College Avenue; thence northerly along the westerly line of College Avenue thirty-nine (39) feet to the point of beginning.

EXCEPTING AND RESERVING to the successors and assigns of Horace Puriton Company, and to the owners and occupiers for the time being of the house adjoining on the side of said premises full right to use a right of way in common with the grantee herein, said right of way to be eight (8) feet wide and extending one hundred (100) feet along the southerly line of said premises. Also a right of way in common with the successors and assigns of said Horace Purinton Company and the owners and occupiers for the time being of the house adjoining said right of way, which is to be eight (8) feet wide and extending one hundred (100) feet along the northerly line of said premises.

EXCEPTING AND RESERVING a small strip of land approximately four and five tenths (4.5') feet by thirty-nine (39') feet by five (5') feet by thirty-nine (39') feet acquired by the State of Maine by virtue of a Quitclaim Deed dated August 18, 1959 and recorded on April 9, 1959 in the Kennebec County Registry of Deeds in Book 1147, at Page 328.

BEING all and the same premises acquired by Robert and Jo-Lyn Craig by Warranty Deed from Lewis A. Murphy and Dorothy Murphy dated November 19, 1987 and recorded in the Kennebec Registry in Book 3269, Page 228.

Dated: June 10, 1988

Sten F. Dubord
St. F. Dubord

Robert A. Craig
ROBERT CRAIG
Jo-Lyn Craig
JO-LYN CRAIG

STATE OF MAINE
COUNTY OF KENNEBEC

Personally appeared the above named ROBERT CRAIG and JO-LYN CRAIG who acknowledged the foregoing instrument to be their free act and deed.

Before me,

Sten F. Dubord
Notary Public
Printed Name: _____
My Commission expires: _____

SEAL

RECEIVED KENNEBEC SS.

1988 JUN 13 AM 9:00

ATTEST: Thomas R. M. Mearns
REGISTER OF DEEDS

Stephen F. Dubord
Attorney At Law
Notary Public
My Commission Expires September 4, 1994